

# CORNWALL ESTATES

PADSTOW



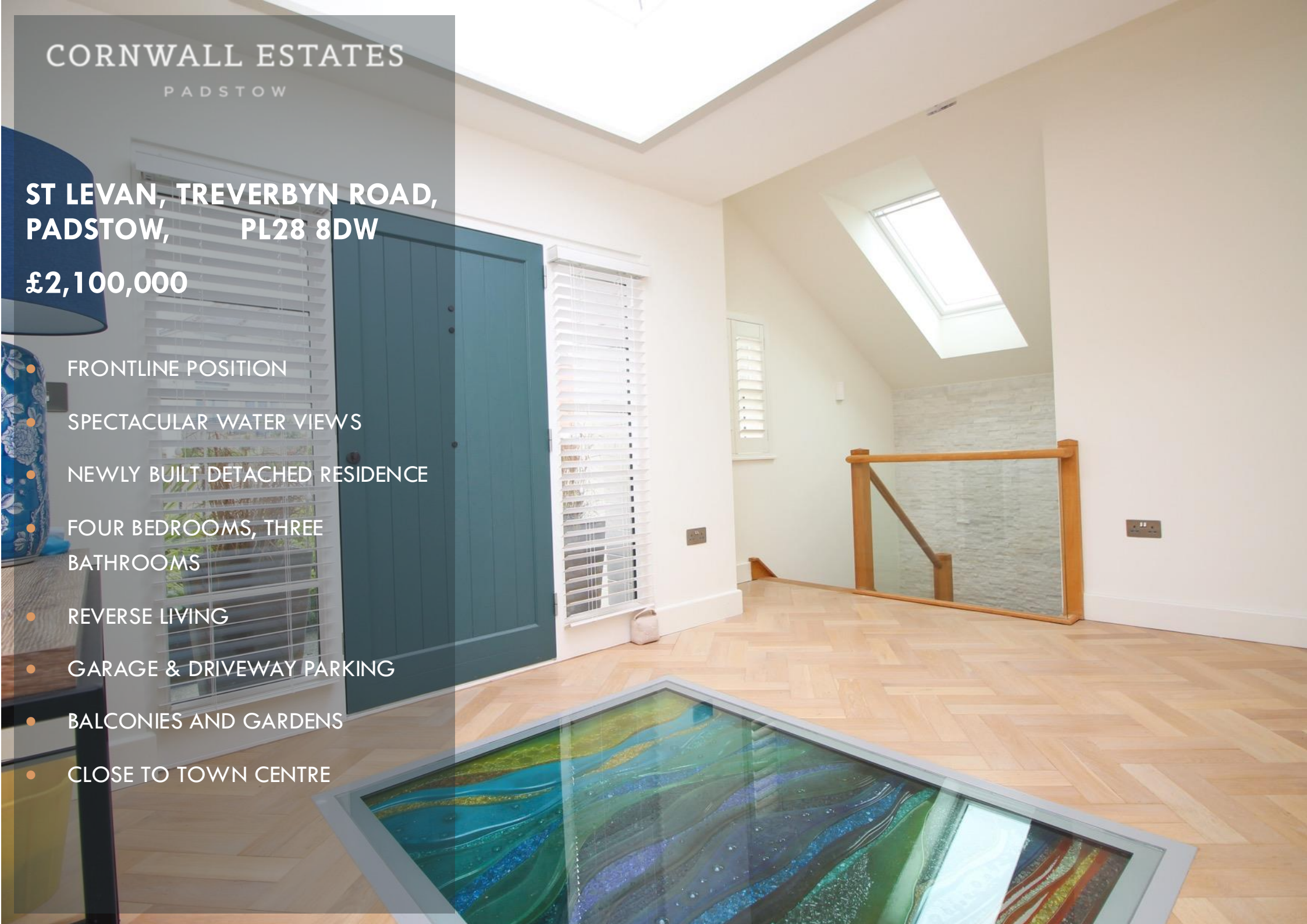
CORNWALL ESTATES

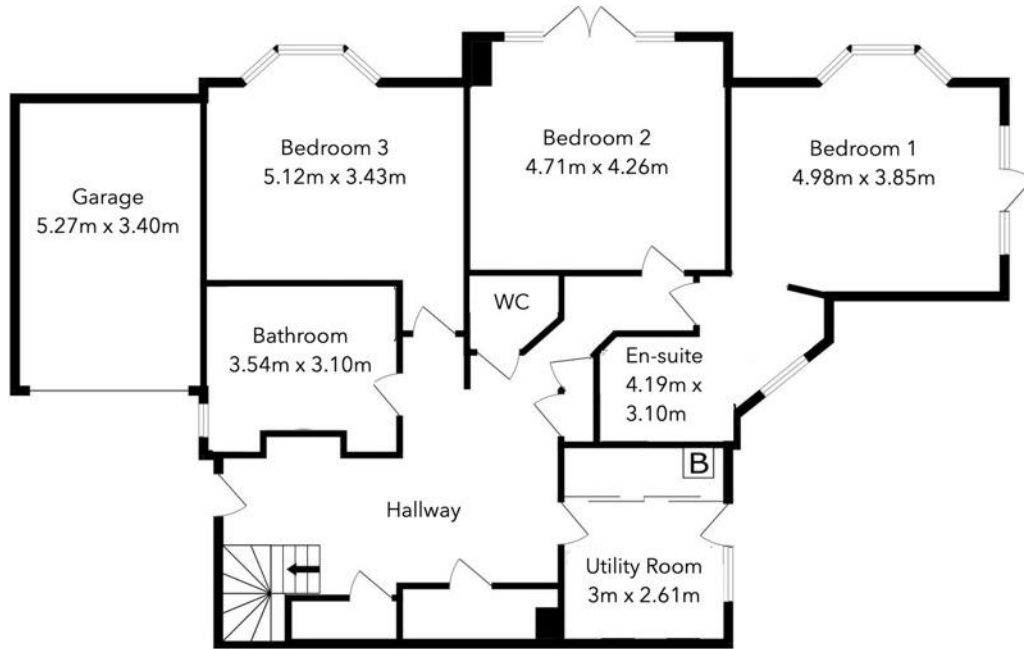
PADSTOW

ST LEVAN, TREVERBYN ROAD,  
PADSTOW, PL28 8DW

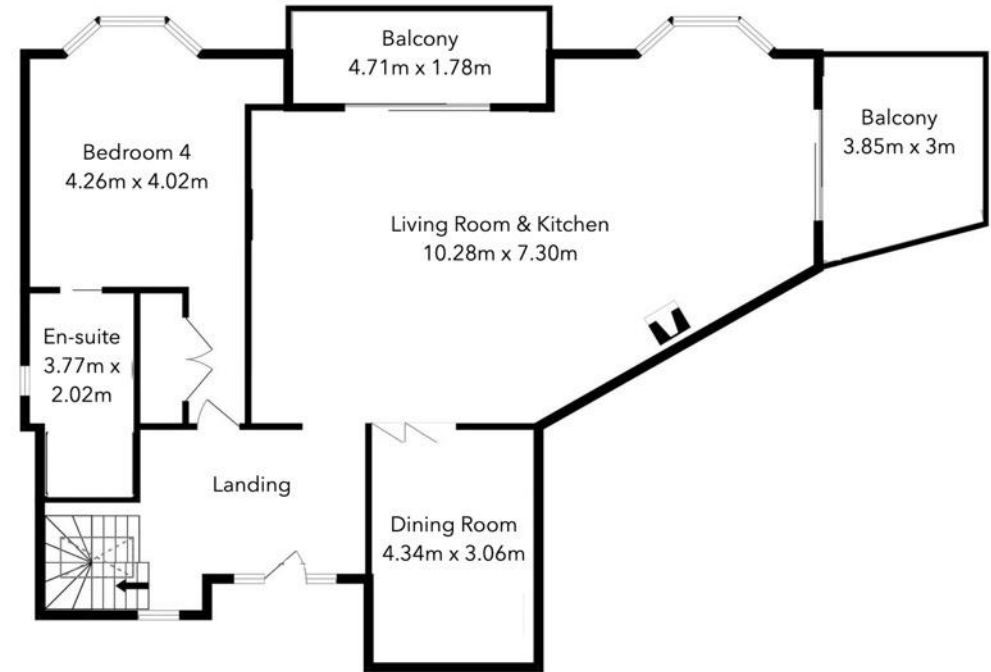
£2,100,000

- FRONTLINE POSITION
- SPECTACULAR WATER VIEWS
- NEWLY BUILT DETACHED RESIDENCE
- FOUR BEDROOMS, THREE BATHROOMS
- REVERSE LIVING
- GARAGE & DRIVEWAY PARKING
- BALCONIES AND GARDENS
- CLOSE TO TOWN CENTRE





GROUND FLOOR 1509 square feet 140 square metres approx



FIRST FLOOR 1267 square feet 118 square metres approx

**TOTAL FLOOR AREA**  
**2775 square feet**  
**258 square metres approx**

**IMPORTANT NOTICE**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



St Levan is a beautiful new home in a desirable frontline position with spectacular views over the Camel Estuary.

You are welcomed by a bright and airy hall with a beautiful bespoke fitted glass panel hand made by Jo Downs, and a large sky light allowing natural light to flood the entrance. Through to the open plan living room, there is a contemporary fitted kitchen overlooking the estuary, with two balconies from both the kitchen area and the lounge where you can really take in those stunning views. There is also a separate room adjoining the living space, ideal for more formal dining, perhaps a snug or a home office.

The master bedroom is located to the side of the living space and enjoys those same mesmerising views across the river. With a stylish en-suite shower room and dressing area.

On the lower ground floor area, also accessible from the driveway, there is another spacious hall leading to the remaining accommodation. There is a useful utility room with external access, a downstairs cloakroom for guests, a beautiful family bathroom and then three further bedrooms. Two rooms sharing the family bathroom, and one with it's own en-suite with contemporary fittings and doors to the garden. Each bedroom enjoys sea views.

The gardens wrap around the side and rear of the property, with areas of lawn and decking where you can relax and watch over the boats in the estuary. There is also a single garage with parking for one car in front. This unique property must be viewed to be appreciated.

### ACCOMMODATION

With a MVHR system, oak parquet flooring and underfloor heating throughout.

### ENTRANCE

Steps up to the front entrance door leading into;

### HALL

Sky light, double glazed window to the front elevation, velux window over the stairs, recessed spotlights, unique glass panel to floor, doors to the master bedroom and the living space, stairs down to the lower ground floor.

### OPEN PLAN LIVING ROOM

Double glazed bay window to the rear elevation, double glazed sliding doors to the rear leading to balcony, further double glazed sliding doors to the side elevation leading out to a second balcony with steps down to the garden. A range of base and wall units incorporating a range oven and fridge freezer, island unit with built in dishwasher and 1 ½ bowl stainless steel sink unit. Wood burning stove, pendant lighting and recessed spotlights. Door to:



### DINING ROOM / SNUG

Three double glazed velux windows and a double glazed window to the front elevation, recessed spotlights and 2 wall lights.

### BEDROOM 1

Double glazed bay window to the rear elevation, 2 ceiling lights and 3 wall lights, built in wardrobe, sliding door to:

### EN-SUITE

Double glazed window to the side elevation, fitted wash hand basin with vanity unit, low level WC, 2 heated towel rails, shower with glass screen, tiled flooring, recessed spotlights.

### SHOWER ROOM

Double glazed window to the side elevation, strip light, shower cubicle, low level WC, fitted wash hand basin, heated towel rail, tiled flooring.

Oak stairs to ground floor;

### HALL

Door to the side elevation providing access from the driveway, storage cupboards, recessed spotlights and back lighting to the glass panel overhead, doors to:

### UTILITY

Double glazed door to the side elevation, base units incorporating ceramic sink unit, recessed spotlights, built in washer dryer, built in fridge, cupboard housing boiler and hot water cylinder.

### CLOAKROOM

Low level WC, fitted wash hand basin, heated towel rail, wall light.

### BEDROOM 2

Double glazed patio door to the side and a double glazed bay window to the rear elevation, recessed spotlights, open to:

### EN-SUITE

Double glazed window to the side elevation, shower enclosure, bath, low level WC, fitted wash hand basin, tiled flooring, cladding to walls, wall lights.

### BEDROOM 3

Double glazed patio doors to the rear elevation, recessed spotlights.

### BEDROOM 4

Double glazed bay window to the rear elevation, recessed spotlights.

### BATHROOM

Double glazed window to the side elevation, claw foot bath, rainfall shower with glass screen, fitted wash hand basin in vanity unit, heated towel rail, tiled flooring, low level WC, recessed spotlights.

### GARAGE & PARKING

Electric roller door

Parking for one car on the driveway. EV charger.

### GARDENS

Lawned gardens to the side of the property.

### SERVICES

Mains gas, mains water, mains electricity, mains drainage. MVHR system. Underfloor heating throughout (gas). Full mobile phone coverage with EE Three O2 & Vodafone. Broadband FFTP (fibre to premises). Professional Consultant's Certificate.

### COUNCIL TAX

Band E

### TENURE

Freehold













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